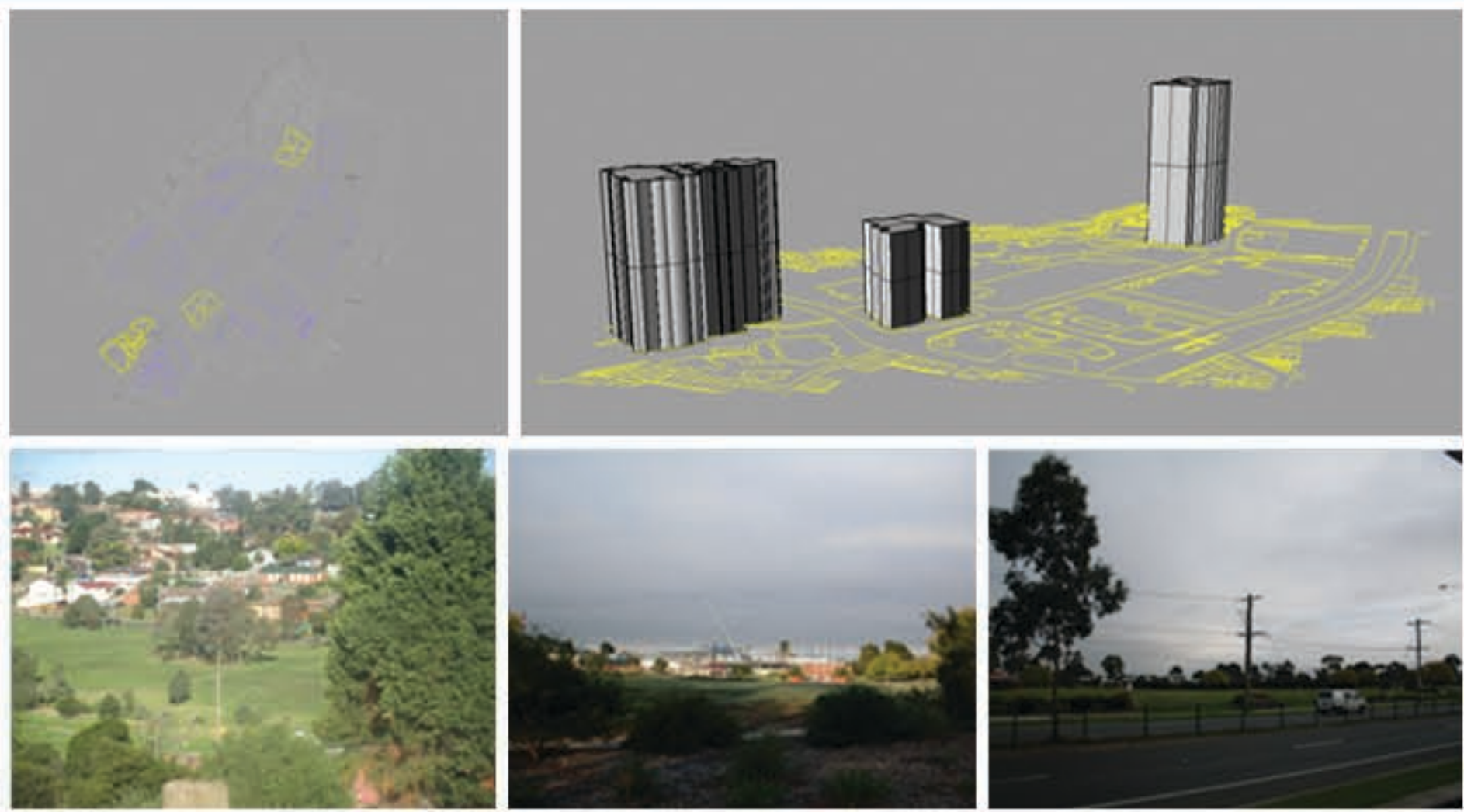
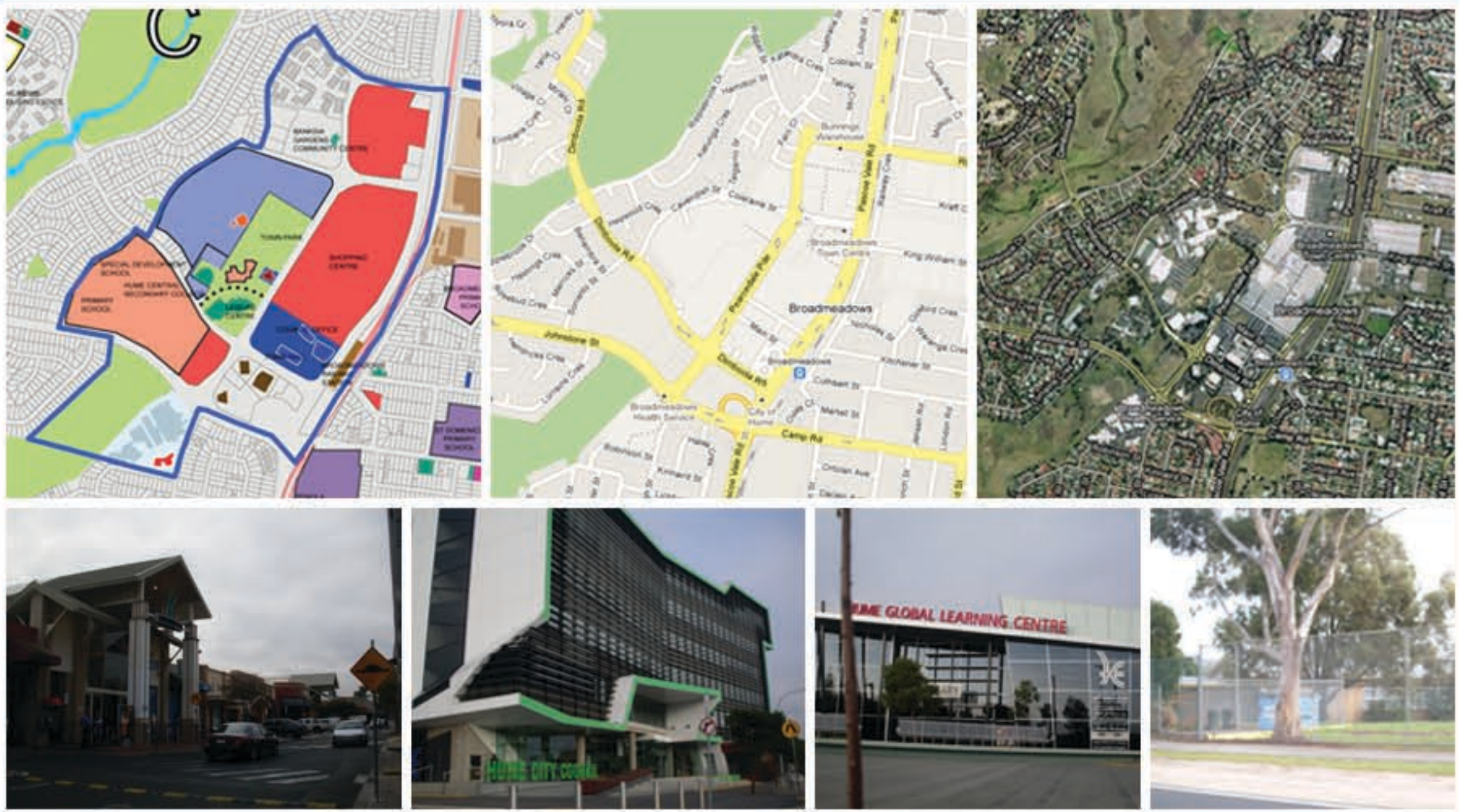


# OLSEN PLACE PROJECT

- Design Aims :**
- To design the next generation of affordable Australian housing
  - To create a better standard of living
  - To create a more sustainable way of living
  - To develop a sustainable system for the community
  - To develop a focus on sustainable, affordable, community living in Broadmeadows



The Olsen Place area of Broadmeadows is developing rapidly with new houses constantly being built and a town that tries to keep up with the times and hosts building structures that are similar to those of the city / docklands modernistic approach to the modern building. However, it is important to keep in mind that the change of 2032 will be slow and will need a realistic approach along with a sustainable system to match. The immediate plan is to have 3 apartment / household blocks that are spaced throughout the Olsen Place area. These conceptual apartment units will be built on current park land, which many see as somewhat of a wasted space and that could have the potential to attract a wide range of diverse people for the area along with bringing the city edge to Broadmeadows and making it more renowned as one of Melbourne's livable towns, along with being affordable, sustainable and a smart way of community living.



Considerations should be met for those who not only enjoy the great outdoors, but for those who live in an apartment style block, which aren't able to have a personal backyard of their own to do things such as gardening, growing food, playing with their kids etc. With the right attitude and outlook, this could be a fantastic community initiative that will give the community a chance to meet others within the parks and also share interests like gardening and outdoor activities in a safe environment. This also brings up the issue of not only sharing land and facilities, but also toys with the idea / possibility of sharing transport and possibly providing a share-car system that can be used for those living in the Broadmeadows suburb.



The types of buildings that should be considered for the area are those of medium to high density unit / households. Obviously the larger the building, the more people can live there, therefore, not having to broaden the amount of households built. However, as this change will be adjusting over time, along with the available land for use, the buildings will need to adapt to their spaces. As the project plans continue, we will begin to see larger high-rise buildings being put in place near the area and the change will suit the region, instead of it being an out of space or better put "outsider" type of building that will not suit the surrounding district and be looked at in a non-positive way.

Although the initial plan is to create a sustainable living space for the future community, other system design schemes should be considered around these spaces to make them more livable for a variety of age groups and the population of the community that does not own a car or does not always have the access to their car. The idea of transport methods such as a tram-like transport movers and share-car initiatives will be something that could provide a structured and smarter system which serves purpose and contributes to a healthier and a more sustainable living environment.



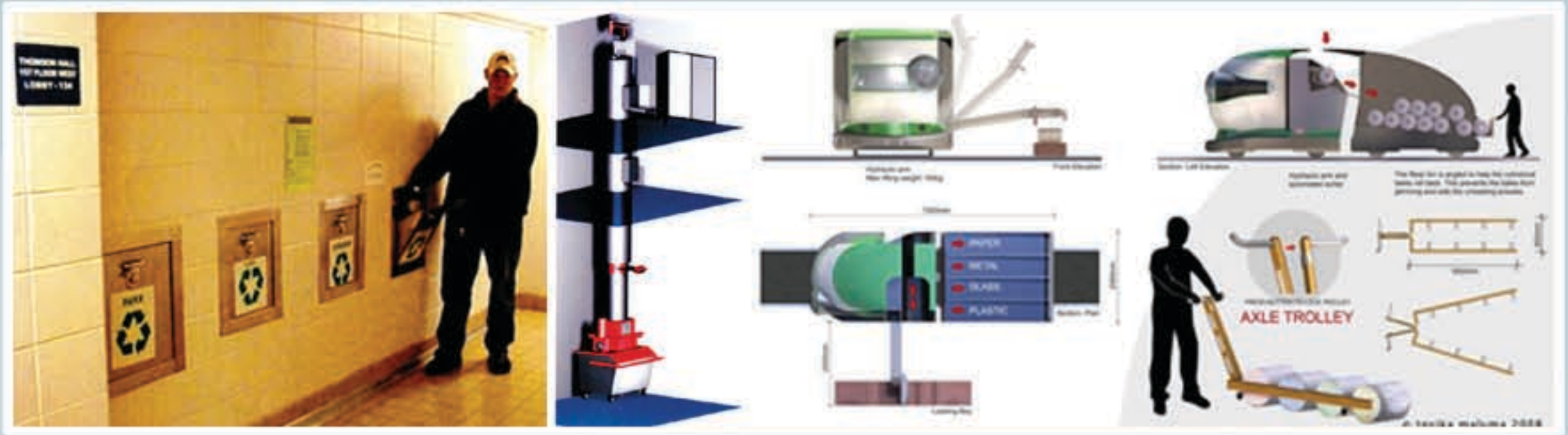
## CURRENT HOUSING AROUND OLSEN PLACE



As the city of Hume is somewhat limited to Public transport, especially for small trips, it is inevitable that most of the population over the age of 20 will drive. Most families with 4 people in the household will have 2 cars and these need to be stored somewhere. A simple structure like underground car-parking will save a huge amount of space which otherwise could be used for planting and agriculture or other town facilities (shops, supplies etc)



Methods of simple sustainable elements will be considered towards the building plans. Water tanks, solar power, natural lighting and insulation are elements towards the design that can not only contribute to a greener place, but save to household user time and money along the poetics put-forth to building designs which will make it an enjoyable and welcoming place to live, along with a smarter way of living.



The issue of waste will be highly considered throughout the buildings and the area / town system. The possibilities of having a use for transport, or at least transport path / lines i.e. train line could possibly work in conjunction with waste management so that not only is the waste disposal structured and recycled to a correct manner, but also brings up the issue of wasted space or wasted use for things such as train tracks which are not used for up to 6-7 hours per day. Train lines could serve a use that could be used by a train-type waste unit that could take the waste out of the areas and to the waste management / recycling plant.